

#### NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
3. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
4. BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.  
SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.  
REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.  
BUILDING SETBACK LINES FOR FUTURE PHASES WITH NON-RESIDENTIAL DEVELOPMENT WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.  
SIDE - THE MINIMUM SIDE SETBACK TO ADJUTING PROPERTY SHALL BE 15'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK ADJUTING TO ARTERIAL STREETS, COLLECTOR AND LOCAL STREETS IS 25'.  
REAR - THE MINIMUM REAR SETBACK ADJUTING TO AN ALLEY OR ADJUTING PROPERTY IS 15'.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
6. OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195, 1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
7. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
8. BUFFER REQUIREMENTS ARE AS FOLLOWS:  
THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
THE BUFFER BETWEEN RESIDENTIAL AND SH47 IS 25' WITH LANDSCAPING AND A 6' MASONRY/CONCRETE FENCE.  
THE BUFFER BETWEEN NON-RESIDENTIAL AND SH 47 WILL BE IN ACCORDANCE WITH THE SH 47 OVERLAY REQUIREMENTS.
9. DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
10. DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
11. THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.

#### RESIDENTIAL PHASE SUMMARY:

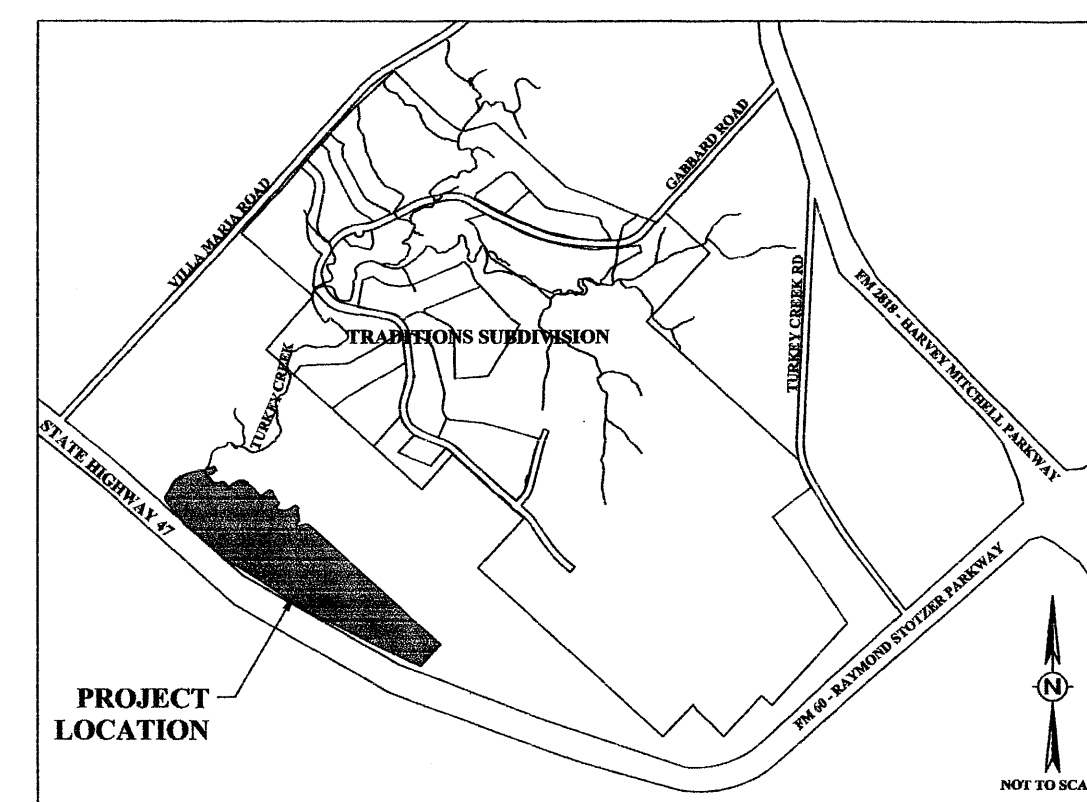
PHASE 1 = 142 LOTS

PHASE 2 = 158 LOTS

#### LEGEND

	PLAT BOUNDARY
	ROW LINE
	EDGE OF PAVEMENT LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
	EXISTING EASEMENT
	EXISTING GAS PIPELINE
	BUFFER BOUNDARY
	PHASE LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SIDEWALK
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	APPROXIMATE RUNOFF FLOW DIRECTION
	P.U.E.
	100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
	PROPOSED 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)

#### VICINITY MAP



## MASTER PLAN

### WHISPERING HILLS SUBDIVISION

87.318 ACRES

PHASE 1, 32.930 ACRES - RESIDENTIAL  
PHASE 2, 25.560 ACRES - RESIDENTIAL  
PHASE 3, 4.152 ACRES - NON-RESIDENTIAL  
PHASE 4, 24.677 ACRES - NON-RESIDENTIAL

JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=150'

APRIL, 2006

#### OWNER:

Whitt Lightsey  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

#### DEVELOPER:

Regency Properties  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

#### SURVEYOR:

Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

#### ENGINEER:

**TEXCON**

General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743

MP06-03 #2